



PLANNING NEWS

FREDERICK COUNTY DIVISION OF PLANNING

Frederick County
Government

DECEMBER 2005

COMPREHENSIVE PLANNING

NEW WATER & SEWERAGE PLAN AMENDMENT CYCLE

The Board of County Commissioners approved adding a third cycle for receiving requests to amend the County Water & Sewerage Plan. The Board also chose to start the new cycle schedule immediately, so applicants who were ready and waiting, were able to file their amendments by November 30. The new schedule invites amendment requests during the month of March for review beginning April 1, accepting requests during July for review beginning August 1, and accepting requests during November for review beginning December 1. The new Application Form is on the Planning web page. Applicants are advised that documentation required to move from one category to the next, must accompany the application, not be submitted later. Contact **Carol Larsen** (301-694-1135) or clarsen@fredco-md.net for more information.

NEW MARKET REGION PLAN UPDATE

The Board of County Commissioners (BOCC) has been reviewing the April 2005 Planning Commission Recommended New Market Region Plan in a series of workshops over the past several months. The workshops involve discussion and review of the various elements of the Region Plan as well as preliminary decisions on the multiple requests for rezoning in the Region. The next BOCC workshop on the New Market Region Plan will be Monday, January 9, 2006 from 9 am—4 pm. Contact Tim Goodfellow at 301-694-2508 or tgoodfellow@fredco-md.net for more information.

WALKERSVILLE REGION PLAN UPDATE

The next Planning Commission workshop to discuss the update will be Wednesday December 21, 2005 @ 2:00 pm. The subject for this workshop will be to discuss the Land Use Issue Paper.

One change in the plan update process involves the comprehensive zoning process that has typically been conducted as part of the plan update. The Board of County Commissioners, at a work session on October 15, voted to revise the region plan update process by separating the comprehensive zoning review from the plan update itself. The comprehensive zoning review will now be a separate process immediately following the adoption of a region plan, which will now focus on the land use plan. The Board also directed staff to implement this for the Walkersville Region Plan Update.

Staff will still be working out how this change will affect the Walkersville Region update and will be establishing procedures for both the plan update and the subsequent comprehensive zoning process.

For more information contact Jim Gugel, Chief Comprehensive Planning, at 301-694-1144 or jgugel@fredco-md.net. Mr. Gugel will be taking over work on the Walkersville Region Plan update for the next several months.

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**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR DECEMBER 14, 2005
9:30 A.M.**

PRELIMINARY/FINAL PLANS

Barnett Subdivision Addition to Brinkley Property - Requesting approval for a modification of Section 1-16-7 (5)(a)3 of the Subdivision Regulations to allow a principle dwelling on an addition parcel greater than 2 acres in size in the agricultural zoning district on 16.17 acres, located at the end of Barnett Drive, off of Detrick Road. Zoned: Agriculture (A) New Market Planning Region. Tax Map 80/Parcel 170 File # S869; Hansen# 4091 (Mike Wilkins)

Jefferson Tech Park - Requesting preliminary approval for an employment-use lot (40 acres), nine commercial/employment lots (30 acres), and four mixed-use residential/commercial/employment lots (56 acres – to include 825 multi-family and townhouse residential units), with 47 acres of open space, SWM facilities, and roads on a total of 173 acres, located on Route 340 and Route 180 at Route I-70. Zoned: Mixed Use Development (MXD) Frederick Planning Region. Tax Map 76/Parcel 108 File #: S-1136 Hansen # 3880 (Stephen O'Philips)

SITE PLANS

3409 Urbana Pike (Salon & Office) - Requesting approval for a site plan change of use from residential to office of the existing 2,780 square feet structure on .96 acres, located on the south side of Rt. 355 at Rt. 80. Zoned: General Commercial (GC) Urbana Planning Region. Tax Map 78/Parcel 201 File # SP-04-15 Hansen # 2373 (Stephen O'Philips)

Monocacy Business Park - Requesting approval for a 137,500 sq. ft. building to be

used as an office (34,375 sq. ft.) and a warehouse (103,125 sq. ft. & 3,500 sq. ft.) on 9.78 acres, located at the terminus of Geoffrey Way. Zoned: Limited Industrial (LI) Adamstown Planning Region. Tax Map 86/Parcel 239 File # SP-05-19 Hansen # 4035. (Stephen O'Philips)

Cramer Subdivision - Requesting approval for a 38,100 sq. ft. furniture storage/warehouse building on 9.14 acres, located at the intersection of Mountville Road and Ballenger Creek Pike. Zoned: Light Industrial/Agriculture (LI/A) Adamstown Planning Region. Tax Map 94/Parcel 99 File # 05-21 Hansen # 4039 (Gabrielle Collard)

MISCELLANEOUS REQUESTS

Knowles Heights, Section IV, Lots 2 & 3 - Requesting approval for one new lot in a major subdivision and a panhandle modification on 1.5 acres, located on Green Valley Road. Zoned: Agricultural (A) Walkersville Planning Region. Tax Map 43/Parcel 4 File # S-979 Hansen # 2685 (Gabrielle Collard)

Hilltop Acres, Lots 1-3 - Requesting approval for three new lots in a major subdivision and a panhandle modification for two lots on 6.6 acres, located on Hill Road. Zoned: Agriculture (A) Walkersville Planning Region. Tax Map 42/Parcel 20 File # M-2797 Hansen # 3717 (Gabrielle Collard)

AGRICULTURE CLUSTER CONCEPT PLANS

Beachley Subdivision - Requesting approval for a 1.15 acres cluster right lot from the remainder parcel of a previously approved standard three lot minor subdivision, located on Bennies Hill Road. Zoned: Agriculture (A) Brunswick Planning Region. Tax Map 74/Parcel 51 File # M-2284 Hansen # 3944 (Gabrielle Collard)

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Victory - Requesting approval for four lots and a remainder lot on 9.68 acres, located on Cap Stine Road and Manor Woods Road. Zoned: Agriculture (A) Adamstown Planning Region. Tax Map 94/Parcel 1 File # M-2079 Hansen # 4086 (Gabrielle Collard)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR DECEMBER 21, 2005
2:00 P.M.**

**COUNTYWIDE COMPREHENSIVE PLAN
TEXT AMENDMENT**

Incorporation of Heart of the Civil War Heritage Area Management Plan Public Hearing Requesting recommendation to the Board of County Commissioners for a text amendment incorporating the Management Plan, required for Certification of the Heart of the Civil War Heritage Area under the Maryland Heritage Areas Program. (Janet Davis)

WALKERSVILLE REGION PLAN UPDATE

Continuation of workshops for the Region Plan update. This workshop will include presentation of the Land Use Issue Paper. (Jim Gugel)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR DECEMBER 21, 2005
7:00 P.M.**

**APFO TEXT AMENDMENT – (AT-05-04) –
Public Hearing**

To consider an ordinance to amend and revise certain provision of the APFO to allow for recuperation by a developer for developer funded road improvements. The proposed

amendment was submitted by motion of the FcPc and is intended to provide a mechanism for a developer to be reimbursed for their proportionate share of the costs of developer-funded road improvements from the owners/developers of subsequent development or existing developments being expanded or intensified. (Eric Soter/Gary Hessong/Kathy Mitchell)

ZONING TEXT AMENDMENTS – (ZT-05-07) – Public Hearing

Clagett Enterprises, Inc. - Requesting amendment to the Zoning Ordinance to create a Mixed-Use Industrial Development (MXID) Floating Zone District. This amendment will allow for a compatible mixture of industrial, employment, commercial, residential, recreational, civic and/or cultural uses to be planned and developed as a unit. (Larry Smith)

**APFO TEXT AMENDMENT – (AT-05-06) –
Public Hearing**

Developer Funding of CIP Related Improvements and ability to utilize that capacity to achieve adequacy and clarification of the Available Capacity of a School under Renovation. (Eric Soter/Kathy Mitchell)

STAFF NEWS

Farewell to Sonja Ingram an Easement Acquisition Specialist with the County Planning and Zoning Department since July 2003. Sonja has taken a job with the City of Frederick Planning Department in Historic Preservation. While at the County she worked with Tim Blaser in the Agricultural Land Preservation Program. We wish her the best of luck in her new job.



A Demographic Exploration of Frederick County Census 2000 Children in Poverty

Welcome to the December, 2005 edition of "A Demographic Exploration of Frederick County." This month we will be focusing on the children that are living in poverty. Using the responses from the US Census and the recently released 2004 population estimates, population characteristics will be examined in order to create "A Demographic Exploration of Frederick County." For further information on the demographics and other statistics of Frederick County, please visit <http://www.co.frederick.md.us/planning/Demographics/Demographics.htm>

Due to the coming holiday season and the spirit of giving, it seems appropriate to remember the impoverished people of Frederick County. In February 2004, "A Demographic Exploration of Frederick County" explored the issue of poverty. This month we will be revisiting this topic with a highlight on the children of our County.

According to the 2000 US Census, Frederick County had the 10th highest number of people below poverty level in the state of Maryland. In 2000, 8,550 (4.5%) of Frederick County's residents were below the poverty threshold. Of this 8,550 people 32% of them were children under the age of 18 years old. The highest numbers of children in poverty fall between the ages of 6 and 11 years old (See Figure 1.)

NUMBER OF CHILDREN BY POVERTY STATUS FREDERICK COUNTY 2000

	Below Poverty Level	Above Poverty Level
Under 5 years old	800	13,045
5 years old	158	2,966
6-11 years old	926	17,620
12-17 years old	851	16,493

Based on table P87 Census 2000 SF3

Figure 1



Between 1989 and 1999, Frederick County increased its number of impoverished children by 461. However, because the total number of children under the age of 18 increased by 13,872 people, the percentage of impoverished children actually decreased. In 1989, 1 in every 17 children were living in poverty, in 1999 this difference rose to 1 in every 19 children. In 1989, 6% of children under the age of 18 years old were living in poverty, this decreased to only 5% in 1999. In both 1989 and 1999, the highest numbers of impoverished children are 5 years old and younger. The second highest age cohort is between the ages of 6 and 11 years old, and the third highest number of impoverished children are between the ages of 12 and 17 years old (See Figure 2.)

**NUMBER AND PERCENTAGE OF CHILDREN LIVING ABOVE AND BELOW POVERTY LEVEL
FREDERICK COUNTY 1989—1999**

	1989 above poverty	1989 below poverty	1999 above poverty	1999 below poverty	Increase above poverty 1989-1999	Increase below poverty 1989—1999
5 Years and Younger	13,087 (34%)	918 (2%)	16,011 (30%)	958 (2%)	2,924 (22%)	40 (4%)
6-11 Years Old	12,748 (33%)	793 (2%)	17,620 (33%)	926 (2%)	4,872 (38%)	135 (17%)
12-17 Years Old	10,878 (28%)	563 (1%)	16,493 (31%)	851 (2%)	5,615 (52%)	288 (51%)
Total Under 18 Years Old	36,713 (96%)	2,274 (6%)	50,124 (95%)	2,735 (5%)	13,411 (37%)	461 (20%)

Census 2000 P87 SF3 and Census 1990 P117 STF3

Figure 2

20% of all impoverished children in Frederick County are white. This racial classification has the highest number of children below poverty level. These figures should be of no surprise since 86% of children under the age of 18 are white. Hence, it seems to follow that they would have the most number of children below poverty. The second highest racial classification of all impoverished children is black or African American, 706 or 8%. The racial classification of American Indian Alaskan Native, Asian Alone, and Native Hawaiian and Other Pacific Islanders had little to no reports of children living below the poverty level.

Respectfully within their racial classifications the highest percentage of children in poverty falls within the Some Other Race Alone classifications. 37% of the children that are Some Other Race Alone are below the poverty threshold. The second highest percentage of children is Two or More Races, where 32% of the children are impoverished. The third highest poverty percentage was in the Black African American race. In this category, 20% of all Black or African American children are living in poverty.

ZONING**BOA RESULTS - NOVEMBER 17, 2005, 7:00 P.M.**

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, DECEMBER 22, 2005 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- ? **B-05-37 NVR, INC. T/A RYAN HOMES/BRAD AND BOBBI JO MARTIN C/O ANDREW DIPASQUALE, ESQ., MILES AND STOCKBRIDGE** — Requesting a 3.9 ft. variance from the req. 25 ft. front yard setback for an existing house, located on the northwest corner of Charthouse Road and Whitmore Lane in Villages of Urbana (Tax Map 96, Parcel 222, Lot 14039) Zoned Planned Unit Development PUD **WITHDRAWN W/O PREJUDICE**
- ? **B-05-44 BRENDA LEE WILSON** — Requesting a special exception to establish a temporary mobile home on her property for a family member, located on the south side of US Rt. 40, approx. 600 ft. west of Pleasant Walk Rd. (Tax Map 37, Parcel 184) Zoned Agricultural **GRANTED W/CONDITIONS**
- ? **B-05-45 TIMOTHY T. TRIETLEY** — Claiming Administrative Error in denial of Permit B05-29661 due to floodplain regulations, located on the northeast corner of Old Frederick Rd. and Shryock Rd. (Tax Map 33, Parcel 27) Zoned Agricultural **APPEAL DENIED**

BOA AGENDA - DECEMBER 22, 2005, 7:00 P.M.

CASES NOT HEARD ON THURSDAY, DECEMBER 22, 2005 WILL BE CONTINUED TO THE FOLLOWING DATE AND TIME AS MAY BE DETERMINED BY THE BOARD.

- ? **B-04-47 SUGARLOAF PROPERTIES/HOLSTON BROS.** — Remanded by the Court. Board granted the request for special exception to establish a landscaping/nursery facility (commercial greenhouse/nursery). Discussion by attorneys representing the parties regarding further proceedings before the Board on remand. Contact Michael Chomel or Rick Brace for further information. Located on the north side of Manor

Woods Rd. ½ mile north of its intersection with MD Rt. 85 (Tax Map 95 Parcel 81) Zoned Agricultural

- ? **B-05-39 PRICE AND LAURA KALER C/O SCOTT MILLER, ESQ.** — Requesting reconsideration of denial of appeal of administrative error in the Zoning Administrator's decision letter dated August 4, 2005 regarding a proposed additional use [ice cream parlor] on a property, located on the southwest corner of the intersection of Jefferson Pike (MD Rt. 180) and Lander Road (Tax Map 84, Parcel 65) Zoned VC Village Center
- ? **B-05-46 ANTHONY AND BRENDA RUOPOLI** — Requesting a 50 ft. variance from the 75 ft. req. front setback for an addition, located on the north side of Hornets Nest Rd. 3,500 ft. +/- east of Friends Creek Rd. (Tax Map 3, Parcel 130) Zoned Resource Conservation
- ? **B-05-47 TOMMY AND PATRICIA WORSLEY** — Requesting a special exception to establish both an auto repair facility and a private school, located on the south side of US Rt. 40, 1,200 ft. east of Pleasant Walk Rd. (Tax Map 37, Parcel 225. Lot 2) Zoned Agricultural
- ? **B-05-48 PATRICK AND LETICIA MORAN** — Requesting special exception to establish an accessory apartment, located between Flint Hill Rd. and Monocacy Bottom Rd. approx. 2,800 ft. due west of the intersection of Flint Hill and Park Mills Roads (Tax Map 104, Parcel 117, Addition "A") Zoned Agricultural
- ? **B-05-49 DAN AND STEPHANIE FLUKE** — Requesting a 10 ft. variance from the 25 ft. req. rear yard in order to build a covered deck, located on the south side of Woodrise Rd., approx. 300 ft. west of Woodridge Rd. in Woodridge, Lake Linganore (Tax Map 68, Parcel 149, Lot 159) Zoned Planned Unit Development PUD
- ? **B-05-50 RICHARD AND BRENDA WATSON** — Requesting a special exception to establish an accessory apartment, located on the east side of Rock Creek Drive, 1,200 ft.+/- north of US Rt. 40 (Tax Map 66, Parcel 282) Zoned R-1 Residential

Contact **Rick Brace** (301-696-2945) rbrace@fredco-md.net or **Craig Terry** (301-694-1351) cterry@fredco-md.net for more information.



Welcome to Wild Acres

What are Wild Acres:

Wild Acres is a name that is used for any space that supports wildlife needs. An animal's habitat supports its needs and is the place where it finds particular sources of food, shelter, and water. Some animals find habitat all in one small area while others need more space with more food, shelter, and water sources. By joining Maryland's Wild Acres, you will get the help you need to make your backyard or property a home for some wildlife as well as a valuable addition to the space that all wildlife needs.

How Big is a Wild Acre:

A Wild Acre can be any size, from a simple window box to a town home yard to a 160 acre development. Industrial site, or farm. Of course, the larger the area, the more different kinds of wildlife it can attract. Small backyards, though they support fewer species or types of animals, can become an integral part of wildlife's daily search for food, shelter, and water. With a few flowers, a small feeder, and a dish of water, even a window box can become a small haven for butterflies and some types of birds.

Starting Your Wild Acres

Go out to your backyard and look around. What kinds of plants are there now? Do you have any shrubs or trees that may feed wildlife with their berries and shelter animals with their leaves and branches? Are you growing flowers that are visited by bees or butterflies? What about water? Is there a stream or pond near you, or do you have a bird bath? Chances are, if you have these things, you have wildlife already visiting your yard.

Whatever the situation that best describes your property, take some time to draw a simple map of all of the plants, water, rocks, hills, or other natural features. Your future backyard wildlife habitat will start from what you already have.

When Should You Start Your Wild Acres:

Start now. Admittedly, spring and fall are the best times to begin planting, but summer is still a good time to plant the flowers, shrubs, and trees that are available. In the colder months, bird feeders can be assembled and filled for wintering animals. Nest boxes can be built in anticipation of the spring nesting season. And, of course, anytime is perfect for drawing your backyard habitat plans, choosing plants to use, and assembling the materials you will need for the warm

weather.

What Will Attract Wildlife?

Wildlife, as you now know, is attracted by "habitat". Habitat contains the special combinations of food, shelter, and water that each wildlife species needs. To attract different kinds of wildlife, you will need to provide different sources of food, shelter, and water.

? ? Food for backyard wildlife usually consists of seeds and nuts, fruits, and insects or other animals. Trees, shrubs, and other plants as well as bird feeders, are good sources of seeds, nuts, and fruits. Insects are attracted to areas with shallow water, grassy areas, and dead plant material. Bird feeders that supply suet, or beef fat, can supplement the diets of insect eaters.

? ? Trees, shrubs, and other plants offer wildlife shelter as well as food. Birds build nests in trees and shrubs. Each species